



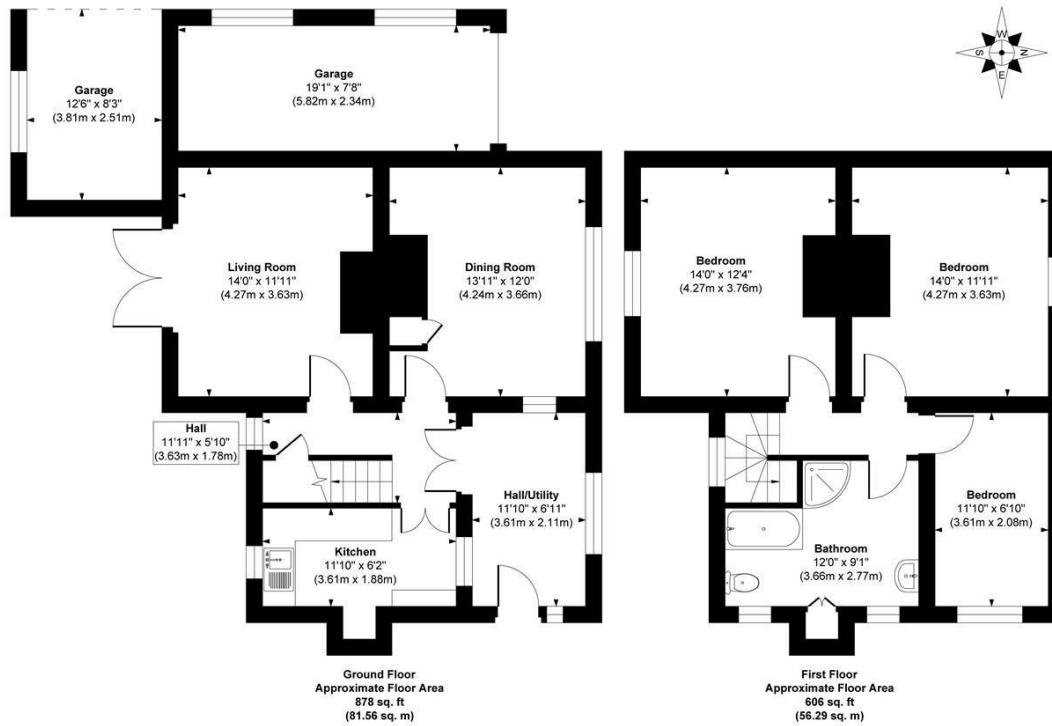
25 LIDGETT LANE  
LEEDS, LS8 1PQ

£525,000  
FREEHOLD

Located on an idyllic street in the heart of Roundhay, Monroe is thrilled to present this charming three-bedroom detached home which was originally the dairy for Gledhow Hall, built in the late 1800's.

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**Approx. Gross Internal Floor Area 1484 sq. ft / 137.85 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>		<b>48</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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